

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 14th day of July, 2005, by Sutor Family Trust, whose mailing address is 7759 Holsteiner Lane Tallahassee, FL 32309 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of the easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Sutor Family Trust

(Name of Corporation Typewritten)

Alex Sutor
(Signature of Officer or Agent)

Alex Sutor, Trustee

(Print Name and Title of Officer or Agent)

WITNESSES:

Tiffany Smith
(Sign)
Tiffany Smith
(Print Name)

David B. Tillman
(Sign)
David B. Tillman
(Print Name)

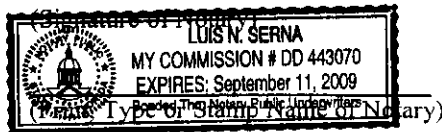
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8th day of July, 2005, by Alex Sutor, Trustee,
(name of officer or agent, title of officer or agent)

of Sutor Family Trust, a Florida corporation, on
(name of corporation acknowledging) (state or place of incorporation)

behalf of the corporation. He/she is personally known to me or has produced N/A
as identification. (type of identification)



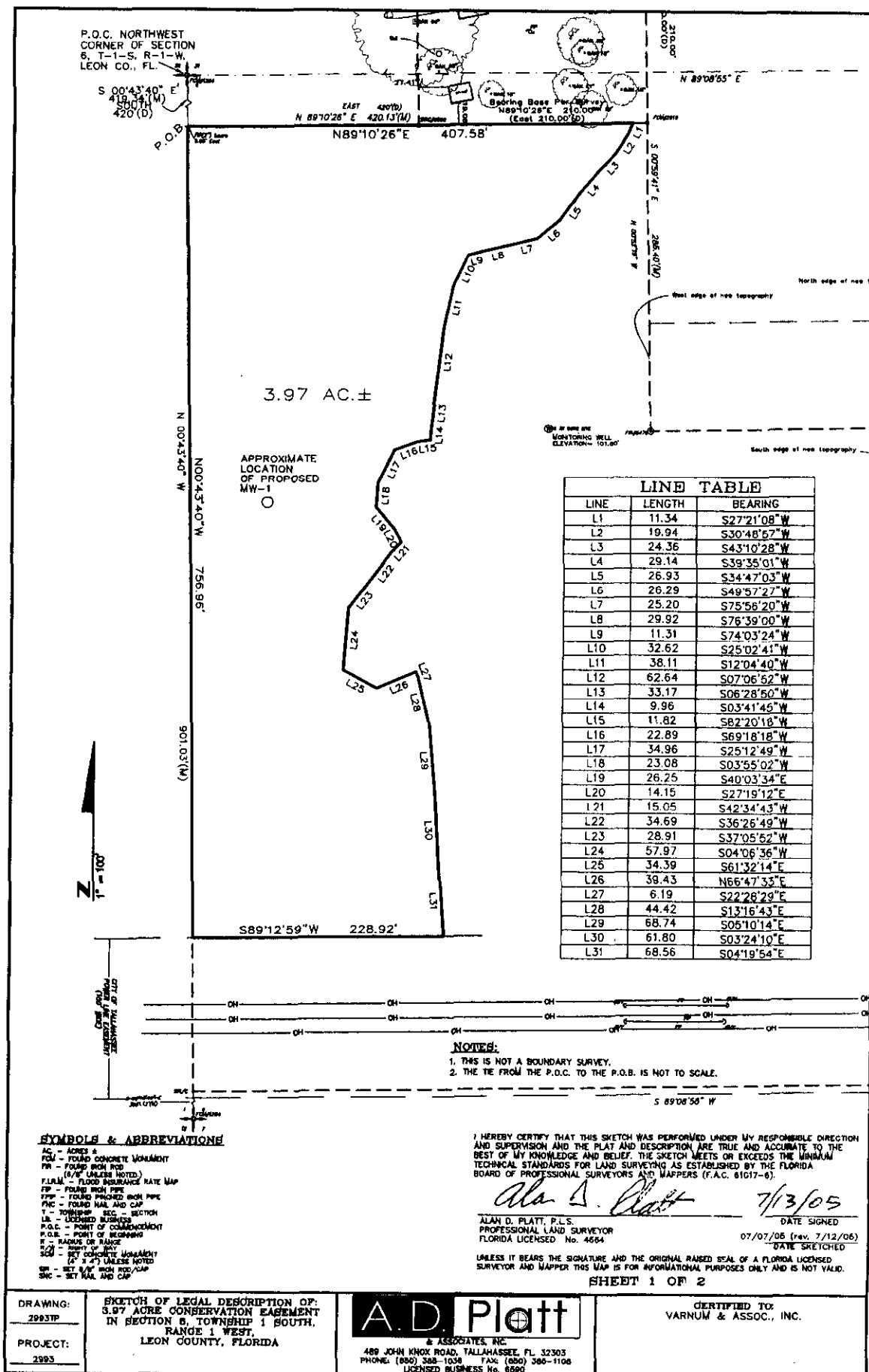
N/A
(Title or Rank)

N/A
(Serial Number, If Any)

This Document Prepared by:

Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
Suite 202, 301 South Monroe Street
Tallahassee, Florida 32301

EXHIBIT A



**LEGAL DESCRIPTION
CONSERVATION EASEMENT**

Commence at the Northwest Corner of Section 6, Township 1 South, Range 1 West, Leon County, Florida, thence run South 00 degrees 43 minutes 40 seconds East a distance of 419.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 10 minutes 26 seconds East a distance of 407.58 feet, thence run South 27 degrees 21 minutes 08 seconds West a distance of 11.34 feet, thence run South 30 degrees 48 minutes 57 seconds West a distance of 19.94 feet, thence run South 43 degrees 10 minutes 28 seconds West a distance of 24.36 feet, thence run South 39 degrees 35 minutes 01 seconds West a distance of 29.14 feet, thence run South 34 degrees 47 minutes 03 seconds West a distance of 26.93 feet, thence run South 49 degrees 57 minutes 27 seconds West a distance of 26.29 feet, thence run South 75 degrees 56 minutes 20 seconds West a distance of 25.20 feet, thence run South 76 degrees 39 minutes 00 seconds West a distance of 29.92 feet, thence run South 74 degrees 03 minutes 24 seconds West a distance of 11.31 feet, thence run South 25 degrees 02 minutes 41 seconds West a distance of 32.62 feet, thence run South 12 degrees 04 minutes 40 seconds West a distance of 38.11 feet, thence run South 07 degrees 06 minutes 52 seconds West a distance of 62.64 feet, thence run South 06 degrees 28 minutes 50 seconds West a distance of 33.17 feet, thence run South 03 degrees 41 minutes 45 seconds West a distance of 9.96 feet, thence run South 82 degrees 20 minutes 18 seconds West a distance of 11.82 feet, thence run South 69 degrees 18 minutes 18 seconds West a distance of 22.89 feet, thence run South 25 degrees 12 minutes 49 seconds West a distance of 34.96 feet, thence run South 03 degrees 55 minutes 02 seconds West a distance of 23.08 feet, thence run South 40 degrees 03 minutes 34 seconds East a distance of 26.25 feet, thence run South 27 degrees 19 minutes 12 seconds East a distance of 14.15 feet, thence run South 42 degrees 34 minutes 43 seconds West a distance of 15.05 feet, thence run South 36 degrees 26 minutes 49 seconds West a distance of 34.69 feet, thence run South 37 degrees 05 minutes 52 seconds West a distance of 28.91 feet, thence run South 04 degrees 06 minutes 36 seconds West a distance of 57.97 feet, thence run South 61 degrees 32 minutes 14 seconds East a distance of 34.39 feet, thence run North 66 degrees 47 minutes 33 seconds East a distance of 39.43 feet, thence run South 22 degrees 28 minutes 29 seconds East a distance of 6.19 feet, thence run South 13 degrees 16 minutes 43 seconds East a distance of 44.42 feet, thence run South 05 degrees 10 minutes 14 seconds East a distance of 68.74 feet, thence run South 03 degrees 24 minutes 10 seconds East a distance of 61.80 feet, thence run South 04 degrees 19 minutes 54 seconds East a distance of 68.56 feet, thence run South 89 degrees 12 minutes 59 seconds West a distance of 228.92 feet, thence run North 00 degrees 43 minutes 40 seconds West a distance of 756.96 feet to the POINT OF BEGINNING, containing 172966 square feet or 3.97 acres, more or less.

EXHIBIT "B"

SPECIAL ACTIVITIES

The purpose of the activities are to allow for the installation, maintenance, sampling, and proper closure of one (1) background monitoring well mandated by the Florida Department of Environmental Protection (FDEP) within the conservation area. Upon completion of monitoring activities, the well must be properly abandoned and a Well Completion Report submitted to Leon County Growth and Environmental Management (LCGEM), the Aquifer Protection Program, and FDEP. Any deviation from the activities listed must first be approved by LCGEM.